



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
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YUMA COUNTY PLANNING & ZONING COMMISSION
MEETING MINUTES

DATE: Tuesday, May 26, 2015
PLACE: Aldrich Auditorium, 2351 West 26th Street, Yuma, Arizona

1. Call to Order the Regular Session of the Yuma County Planning and Zoning Commission and verify quorum.

Chairman Michael Henry convened the Planning Commission meeting to order at 5:00 p.m. Commissioners present were Chairman Michael Henry, Vice-Chairman Wayne Briggs, Alicia Aguirre, Gary Black, Tim Bowers, John McKinley and Paul White. Commissioners Max Bardo, Martin Porchas and Matias Rosales were absent.

Staff present: Planning Director Maggie Castro, Senior Planner Fernando Villegas, Senior Planner Juan Leal Rubio, Office Specialist III Melissa Manzo-Palacios, and Office Specialist III Choo Kelly.

2. Pledge of Allegiance.

Chairman Henry led the Pledge of Allegiance.

3. Approval of Planning and Zoning Commission regular meeting minutes of April 27, 2015.

Commissioner Briggs made a motion recommending approval of the Planning and Zoning Commission regular meeting minutes of April 27, 2015 as presented. Commissioner McKinley seconded the motion. The motion carried 7-0.

4. Special Use Permit No. 15-03: Kyle Carter, agent for Sisson Farms AZ LTD AZ LLLP, requests a Special Use Permit per Section 1115.04 of the Yuma County Zoning Ordinance to establish a wireless communication facility on a parcel of 80.1 gross acres zoned Rural Area-40 acre minimum (RA-40), Assessor's Parcel Number 177-24-001, located at the southeast corner of the intersection of County 1st Street and Avenue 69½E, specifically with an address of 1145 South Avenue 69½E, Dateland, Arizona. *(This item was continued from the April 27, 2015 meeting.)*

Staff advised that case has been withdrawn. No action was taken.

- 5. Rezoning Case No. 15-04:** Barry L. Olsen, Law Offices of Larry W. Suci, PLC, agent for Rogelio Sosa Palos and Maria del Pilar Soto Martinez, requests the rezoning of a parcel 10.0 gross acres in size from Rural Area-10 acre minimum (RA-10) to Suburban Site Built-2 acre minimum (SSB-2), Assessor's Parcel Number (APN) 747-51-011, located at 15522 South Avenue 2³/₄E, Yuma, Arizona.

Juan Leal Rubio, Senior Planner, presented staff report recommending approval of Rezoning Case No. 15-04 with the following Performance Conditions and Schedule for Development:

Performance conditions

Within 60 days of approval of RZ15-04 by the BOS the owner or applicant shall:

1. Provide an A.R.S. Section 12-1134 waiver.
2. Record an agricultural disclosure statement.
3. Record a range disclosure statement.
4. Record an aviation disclosure statement.
5. Record an infrastructure disclosure statement.

Scheduled for development

1. Within one year of approval by the BOS, the owner shall record an ingress/egress easement 20 feet in width along the west side of the 38 foot lateral easement located along the east boundary line of the subject parcel.
2. Within one year of approval by the BOS and prior to approval of LDP, the owner shall apply for a Grading Permit with YCDDS to improve the ingress/egress easement referred to in item 1 of the SFD in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat (Standard Number B-Penetration and Chip Seal). The northern end of the ingress/egress easement shall also contain the means for emergency vehicles to turn around. The turn-around shall also be a cul-de-sac or hammerhead installed in compliance with the attached policy.
3. Prior to the development of any future parcels or within one year of approval by the BOS, whichever occurs first, the owner shall submit certification from a licensed engineer confirming the penetration and chip seal road referred to in item 2 of the SFD above was constructed according to Standard Number B-Penetration and Chip Seal.
4. Within one year of approval by the BOS, a LDP shall be applied for and approved in accordance with Section 507.00 of the YCZO.
5. All lots resulting from the proposed land division shall be provided with the means of irrigation and access to irrigation water prior to development of any future parcels or within one year of approval by the BOS, whichever occurs first. A letter from the Yuma Mesa Irrigation

District shall be submitted stating a satisfactory irrigation system is installed and the individual lots will have access to irrigation water.

Staff received two external comments and/or correspondence:

1. On 04/08/15, staff received a comment from Paula Backs, MCAS, asking that avigation and range disclosure statements be recorded.
2. On 05/01/15, staff received an e-mail from Pat Morgan, YMID, recommending proper irrigation techniques for landowners.

Staff received two internal comments and/or correspondence:

1. On 05/05/15, staff received a memorandum from Arturo Alvarez, Land Development Engineer recommending the following:
 - a. No right of way dedication along the alignments due to the proximity of the A-9.9E 0.7 Lateral.
 - b. The developer shall construct a twenty (20) foot wide access built road in a dust free condition by application of an aggregate base course (ABC) covered by a penetration and chip seal coat along the east property line of subject parcel. Refer to attachment Standard No. B – Penetration and Chipseal.
2. On 04/06/15, staff received an email from Craig Sellers, Deputy County Engineer, who advised that a grading permit will be required for access road.

Chairman Henry asked staff if the improved roadway will run from the northeast corner of the property down to County 16th Street. Staff said the roadway will run from the southeast corner of Parcel 11 up north to the northeast corner of the parcel and would be outside of the existing 38 foot lateral easement within a dedicated 20 foot access easement which would be dedicated.

Barry Olsen, 101 East 2nd Street Yuma, Arizona, stated he as well as his applicant is in concurrence with the staff report.

Chairman opened and closed to public.

Commissioner Black made a motion recommending approval of Rezoning Case No. 15-04 as presented by staff. Commissioner White seconded the motion. The motion carried 7-0.

6. Request to initiate a text amendment to the Yuma County Zoning Ordinance, Section 302.05--Water and Sewage Systems Requirements.

Juan Leal Rubio, Senior Planner presented the staff report requesting a text amendment to Section 302.05 of the Yuma County Zoning Ordinance adopted September 25, 2006. Currently, the section requires a minimum size of at least

one (1) acre for parcels requiring on-site water and sewage disposal systems. The intent of the proposed text amendment is to provide consistency and guidance to property owners seeking to develop parcels less than one (1) acre in size created prior to September 25, 2006 where both a water supply and sewage disposal system are to be constructed on the same lot.

Approval of the proposed amendment will allow the minimum parcel size to be dictated by the area necessary for the safe accommodation of individual wells and sewage disposal systems. The development shall also adhere to all other requirements of the Zoning Ordinance and not be detrimental to public health, safety, and welfare.

Chairman Henry opened and closed to public

Commissioner Black asked if this amendment would required an ADEQ permit. Staff advised that the Yuma County Department of Development service is delegated by the state to review and approve septic systems.

Commissioner Aguirre made a motion to accept the request to initiate a text amendment to the Yuma County Zoning Ordinance, Section 302.05—Water and Sewage Systems Requirements as presented by staff. Commissioner Bowers seconded the motion. The motion carried 7-0.

7. Discussion by the Commission members and Planning Director of events attended, current events, and the schedule for future Planning Commission meetings.

No discussion.

8. Adjourn

The meeting adjourned at 5:18 p.m.

These minutes were approved and accepted on this 27th day of July, 2015.



Witness:
Michael Henry
Chairman



Attest:
Maggie Castro
Planning Director